

PLANNING COMMISSION MINUTES

March 6, 2007

7:00 P.M.

Present: Chairman Clark Jenkins, Vice-Chairman Tom Smith, Michael Allen, Kirt Peterson, Ray Keller, City Council Representative Barbara Holt, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: City Attorney Russell Mahan and Mark Green.

Clark Jenkins welcomed all those present. Michael Allen made a motion to approve the minutes for the study session on January 30, 2007. Barbara Holt seconded the motion and voting was unanimous in favor.

Barbara Holt made a motion to approve the minutes for February 20, 2007 as written. Tom Smith seconded the motion and voting was unanimous in favor.

1. Consider preliminary, multi-family site plan approval for 2773 S. 625 W., Steven Davis, applicant.

Steven Davis, applicant, was present. Aric Jensen explained that Mr. Davis is requesting preliminary site plan approval for a 4 unit, multi-family development at 2773 South 625 West. The property is currently zoned RM-13, and the site is approximately 0.45 acres. At 9 units to the acre, the maximum density for this property is 4 units.

Aric Jensen explained that the proposed site plan shows 4 townhouse style units fronting onto 625 West. The units will each have a large 15' single car garage and 2 parking stalls in front/to the side of the garage, for a total of 12 off-street parking stalls. Ordinance requires 2.75 stalls x 4 units which equals 11 parking stalls.

To meet the current ordinance each unit will be required to have a patio in the back. There is an existing 6' solid fence in the rear and on the north side. An additional 6' solid fence will be required for the south side.

The landscape area will easily exceed the minimum requirement of 40%, although the project engineer failed to show this information on the plan. The corrections needed for final site plan review have been redlined on the plans for corrections.

Staff recommends preliminary site plan approval with the following conditions.

1. Provide an area calculation table showing lot size, amount and percentage of landscaping, and amount and percentage of hard surface
2. Provide a landscape plan meeting City Ordinance
3. Show existing 6' solid fence/wall and where a new 6' solid fence needs to be constructed

4. Make engineering corrections as shown on redlined plans
5. The final building plans shall show at least 50% of the building exterior in brick, stone, or similar material.

There was a brief discussion about the traffic flow on 625 West. There is very minimal traffic flow on this section of the street. The access from the Colonial Apartments goes onto 2600 South and the car dealership access has been closed off to this street.

Paul Rowland explained that, because of the weather, a traffic count has not been made. An additional condition will be required to have a current traffic count done. Even though this is a quiet street a traffic count is required by ordinance.

Tom Smith made a motion for preliminary site plan approval for 2773 S. 625 W. subject to the 5 conditions outlined by Staff and the addition of the following:

6. Require a current traffic count on 625 West.

Ray Keller seconded the motion and voting was unanimous in favor.

2. Planning director's report and miscellaneous business.

Clark Jenkins explained that Brian Knowlton would like to present a proposal before the Planning Commission to receive their opinion and comments.

Brian Knowlton presented a diagram of the property located at 2082 & 2135 S. Orchard Dr., which he would like to convert into a mixed use. The project will include a credit union, a three story building with retail on the main level, office on the second level, residential on the top level with an underground parking structure. The remainder of the property will be for residential town homes and open space.

Aric Jensen explained that Mr. Knowlton would like to bring the property back to its natural grade before the existing structure was built. The front section of the property would be leveled and some fill brought in to create a gradual slope up to the back of the property. This will eliminate the existing retaining walls.

There was a discussion between Staff and Mr. Knowlton about his proposal.

Mr. Jensen presented each Commission Member a draft copy of the Professional Office Zone 500 South Subzone for their review. Mr. Jensen explained that he would like their opinions and comments so he can make any changes necessary. A revised draft will be presented on March 20, 2007 for public review and comments.

Meeting adjourned at 7:40 P.M.